

Chapter 3—Executive Summary

INTRODUCTION

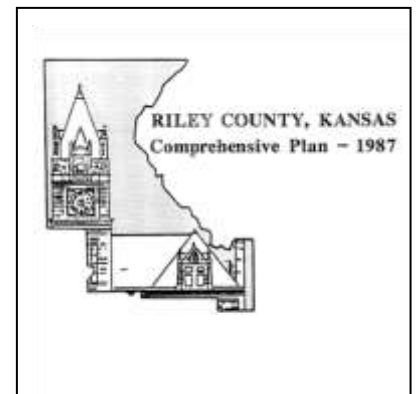
This Executive Summary consists of the major themes and Goals, Objectives and Policies from the respective chapters of the Vision 2025 Plan. Its purpose is to serve as an overview of the entire Plan.

PLAN OVERVIEW

VISION 2025 is a Comprehensive Plan for Riley County that serves as a definitive guide for the future development of the unincorporated area to the year 2025. It replaces the most recent plan adopted in 1987 and also incorporates the 2003 Manhattan Urban Area Comprehensive Plan (MUACP), a City of Manhattan and Riley County jointly adopted plan for the established Urban Area surrounding the City of Manhattan.

The Plan addresses a number of important land use issues facing Riley County and establishes a framework to guide decisions about where development should take place. This is particularly important as Manhattan grows as a “metropolitan” designated area and the growth pushes outward into the rural areas. How County officials accommodate the demand for rural, non-farm housing, while also protecting environmental resources and agricultural production, is a key concern of this plan.

The purpose of the Plan is to act as a guidebook; an aid for reviewing or initiating change by placing all aspects of the County in perspective while establishing the principles and policies necessary for sound, logical decision-making.



DEMOGRAPHIC CONTEXT

BACKGROUND AND INTENT



Since population growth is one of the key determinants of the amount and rate of future development, a clear understanding of the current demographic context and future population changes is vital to the planning process. The intent of this chapter is to describe the existing demographic situation and evaluate the factors which determine population size and composition. These factors can be affected by changes in social and economic trends which may not be foreseeable and which are usually not controllable by the community. Thus, the assumptions upon which population projections are made need to be monitored periodically to ensure the continuing usefulness of the forecasts.

ANALYSIS

Based on existing trends and the expected growth from the increase of troops at Fort Riley, Riley County is projected to grow to a total population of 84,691 by the year 2025. The projected percentage of rural population is expected to remain around 12.5%.



AGRICULTURAL PRESERVATION AND RURAL CHARACTER

BACKGROUND AND INTENT

Riley County encompasses 622 square miles, of which 13 square miles (approximately 2%) is water. The land area is 610 square miles or approximately 390,400 acres. Excluding Fort Riley Military Reservation, which occupies 81,647 acres in Riley County, the total land area is 308,753 acres. Cropland and grassland in Riley County accounts for 268,795 acres or 87% of the land area (excluding Fort Riley). In 2002, the U.S. Census Bureau records that there were 222,269 acres in farms or 71% of the land area (excluding Fort Riley). By either measure, agricultural land in Riley County is a significant portion of the land area. Agricultural land is also important in many other ways. The agricultural landscape is an essential part of the character and environmental quality that makes Riley County such an extraordinary place to live, work, or visit. This landscape is also an integral part of the regional economy that sustains livelihoods, contributes to the tax base of the County, and sustains the natural renewable resources necessary for growth and stability in the future. Distinct from but strongly connected to agricultural land is the concept of rural character. Rural character



itself has many environmental, social and economic benefits. This chapter further defines and illustrates the importance of preserving these two distinct attributes, agriculture and rural character, and details goals, objectives and policies to accomplish this portion of “THE VISION”.

GOAL, OBJECTIVES AND POLICIES

AGRICULTURE GOAL:

TO PRESERVE AND ENHANCE THE EFFICIENT UTILIZATION OF RURAL LAND FOR AGRICULTURAL PURPOSES

Objective A1:

Identify, inventory and prioritize agricultural areas for preservation.

Policies:

- A1.1 Use the Land Evaluation – Site Assessment (LESA) system to help prioritize agricultural lands for preservation.
- A1.2 When determining agricultural lands to preserve, refrain from using arbitrary boundary lines that are not based upon the lands suitability for agricultural production and/or development.

Objective A2:

Identify agricultural areas where conservation easement programs are available and promote the use of these programs through various means.

Policies:

- A2.1 Provide general information (e.g. maps, brochures, contact information, etc.) about conservation easement programs to all interested persons (e.g. landowners, prospective purchasers, realtors, etc.)
- A2.2 Cooperate with the various entities involved in conservation easement programs to promote the availability of this option.

Objective A3:

Discourage the premature subdivision and development of agricultural land for non-agricultural purposes.

Policies:

- A3.1 The County shall work with the cities to discourage the extension of municipal utilities beyond established growth areas to serve residential and commercial uses in the





unincorporated areas of the County. Cities shall be encouraged to annex all areas they serve by utilities.

- A3.2 New development should be contiguous to existing development to avoid the inefficient “leap-frog” pattern of growth.

Objective A4:

Minimize conflicts between agricultural and non-agricultural land uses.

Policies:

- A4.1 Residential uses should not be permitted in agricultural areas unless the homeowners are willing to waive their right to sue for nuisance from present or future agricultural uses.
- A4.2 Residential and urban land uses should not be permitted in agricultural areas unless such uses will not likely create undue interference with accepted farming practices in the area. Accepted farming practices should take precedence in any such disputes.
- A4.3 Residential, commercial or industrial uses shall not be permitted in agricultural areas if they are likely to generate an amount or type of vehicular traffic which will exceed existing or planned road capacity and/or interfere with existing farm traffic in the area.
- A4.4 Residential, commercial or industrial uses shall not be permitted in agricultural areas if they are likely to interfere with or become a nuisance to normal farming operations. Potential conflicts to be considered should include, but not be limited to: dust, odor, light, noise, erosion, crop spraying, domestic animals, children, traffic, pollution, fire risks and trespassing.
- A4.5 Residential uses should not be permitted near intensive agricultural activities, such as commercial feedlots, which create sustained periods of noise, dust or odor.

RURAL CHARACTER GOAL, OBJECTIVE & POLICIES

RURAL CHARACTER GOAL

TO PROMOTE DEVELOPMENT THAT IS COMPATIBLE WITH THE RURAL CHARACTER OF RILEY COUNTY.

Objective RC1:

Promote compliance with the Rural Design Guidelines

Policies:

- RC1.1 Encourage voluntary adherence to the Rural Design Guidelines.

RC1.2 Provide an incentive for adherence to the Rural Design Guidelines by awarding bonus points within the LESA system.

RURAL DESIGN GUIDELINES

Goals of these guidelines:

- Preserve the existing agricultural character of the County's landscape;
- Preserve valuable farmland and productive agricultural areas;
- Preserve wildlife habitat; and
- Protect ground and surface water quality.



Strategies to accomplish these goals:

- Careful siting of proposed development; and
- Sensitive treatment of the development site (landscaping, location of drive, etc.).

ENVIRONMENT AND NATURAL RESOURCES

BACKGROUND AND INTENT

Expansion of non-agricultural development into agricultural lands represents the greatest risk for the future degradation of existing natural areas, and their functions and processes, as they relate to the health of the natural systems of Riley County. There is an important interrelationship and link between the rural area community and its associate natural environment. A well-functioning natural environment has economic, social and health benefits for those living and working in Riley County, in both its rural and urban areas.

In this chapter, emphasis is placed on defining those environmental features, functions and natural resources that create a framework within which growth and development may be permitted. The core of this environmental framework will consist of the most sensitive environmental areas as identified on the various environmental and natural resources maps. These include wetlands, critical wildlife habitats of threatened and endangered species, riparian corridors, native woodlands, steep slopes and resource extraction areas. The tall grass prairie, one of the defining natural features of rural Riley County, may also be incorporated into an environmental framework. These areas contain concentrations of natural resources and environmental features and functions which are considered worthy of the highest level of protection. Identified natural and man-made hazards such as floodplains and high noise impact areas, which pose a threat to human life/health and risk of damage to property, can also serve to support and expand the environmental framework.



GOAL, OBJECTIVES AND POLICIES



ENVIRONMENT AND NATURAL RESOURCES GOAL:

TO ENSURE DEVELOPMENT OCCURS IN A MANNER WHICH IS RESPECTFUL OF THE COUNTY'S ENVIRONMENT AND NATURAL RESOURCES.

Objective E1:

Restrict development to areas with few environmental hazards to minimize environmental impact and potential damage to or loss of public services and facilities and/or private property.

Policies:

E1.1 New developments shall be located in areas which are relatively free of environmental problems relating to soil, slope, bedrock and water table. Each proposed development shall be reviewed by the Natural Resources Conservation Service.

Objective E2:

Encourage the incorporation of open space corridors, buffers, and linkages into new development.

Policies:

E2.1 Create opportunities for the establishment of buffers between more concentrated development and environmentally sensitive areas to reduce negative impacts upon natural habitat, protect water quality and reduce storm water runoff.

E2.2 Facilitate the creation of a system of open space corridors, providing linkage between non-contiguous parks and environmentally sensitive areas.

Objective E3:

Promote environmentally sensitive design.

Policies:

E3.1 The County shall ensure that environmentally sensitive site design practices are used in new development. Sensitive site design practices can minimize unnecessary physical and visual impacts upon the surrounding landscape, caused by excessive removal of existing vegetation, severe roadway cuts and/or excessive grading of natural topography.

E3.2 Encourage developers to incorporate environmentally sensitive design.



Objective E4:

Direct development away from areas where natural hazards have been identified which have the potential to endanger life, resources, and property.

Policies:

- E4.1 Prohibit development in all mapped floodways.
- E4.2 Prohibit development in the 1% annual chance floodplain unless all lots within the development have a buildable area above the base flood elevation.
- E4.3 All new public roads serving a development shall be protected from inundation by the 1% annual chance flood.
- E4.4 Prohibit the creation of lot(s) when the only access to the lot(s) is via a low-water crossing or other structure that is subject to: (1) inundation by the 1% annual chance flood, or (2) frequent flooding.

**Objective E5:**

Promote development that is compatible with the noise zones surrounding Fort Riley.

Policies:

- E5.1 Require noise disclosures in all existing noise zones.
- E5.2 Require noise attenuation building techniques in all noise-sensitive structures within the existing Noise Zone II.
- E5.3 Direct more concentrated development to locations outside of the existing noise zones.



RESIDENTIAL

BACKGROUND AND INTENT

A continuing goal of the County is to provide opportunities for rural living while maintaining the County's rural character and preserving the high quality agricultural areas as discussed in Chapter 7. It is also important to support the existing residential developments in the unincorporated areas. And to meet the demand for housing variety and affordability, infill will also be promoted, so long as it can be achieved in a manner that is compatible with the existing residential fabric. This Chapter identifies a specific residential goal and a series of objectives and policies that represent the public's values and vision regarding rural residential development. The specific policies provide direction for property owners, developers, elected and appointed leaders, and County staff in making decisions on rural housing issues.



GOAL, OBJECTIVES AND POLICIES



RESIDENTIAL GOAL:

TO ALLOW FOR THE DEVELOPMENT OF A DIVERSITY OF HOUSING TYPES, SIZES AND PRICE LEVELS TO MEET THE CHANGING NEEDS OF ALL COUNTY RESIDENTS.

Objective R1:

Recognize and maintain or upgrade the particular residential character of existing residentially zoned neighborhoods.

Policies:

- R1.1 Buffers, either as intermediate land uses or as sufficient landscaped areas, shall be provided between residential and commercial, industrial or "industrial scale" agricultural uses. Residential and other uses may sometimes be buffered from each other by placing them back-to-back rather than face-to-face.
- R1.2 Vacant tracts within predominantly developed residential areas should be encouraged to build in a manner similar in character to surrounding residential uses.
- R1.3 New development in existing residential areas should be accompanied by covenants which provide for the maintenance of common areas, easements, buffers and drainage.
- R1.4 Roads serving existing residential areas should be assessed and, if necessary, improved before being assigned as the major access to new development.



Objective R2:

Allow for adequate amounts of multi-family housing in suitable locations throughout the County

Policies:

- R2.1 All medium to high density (4-12 dwelling unit per acre) multiple-family developments shall be located within any of the cities in the County, unless municipal-type services can be provided through a Planned Unit Development or similar method that provides for groupings of residential and/or mixed use development with emphasis on preservation of agricultural land and open space.
- R2.2 Municipal-type water service shall be available and line size and storage facilities shall be capable of providing adequate water pressure and supply. All new residential development shall be encouraged to incorporate both water conservation and energy conservation measures.



- R2.3 Municipal-type sewer service shall be available and lines, lift stations, and treatment facilities shall be capable of carrying the additional anticipate loads.
- R2.4 Sites for multiple-family projects shall provide safe access to adjacent major streets.
- R2.5 Multiple-family sites should be of adequate size to meet required setbacks and provide off-street parking.
- R2.6 All new multiple-family residential development should be encouraged to locate in identified growth areas of the County.

Objective R3:

Allow adequate opportunity for manufactured housing development in suitable locations

Policies:

- R3.1 Manufactured housing, except units used as farmsteads, shall not be intermixed with other housing types in residential areas unless they are compatible in appearance and design.
- R3.2 Manufactured housing parks shall be located in identified growth areas of the County.
- R3.3 Manufactured housing developments shall provide safe access to adjacent major streets.
- R3.4 Manufactured housing developments shall be required to have adequate parking areas, all-weather surfaced roads, sidewalks, utilities, and other improvements commonly installed in residential areas.
- R3.5 Manufactured housing parks shall be required to provide an adequate storm shelter.



Objective R4:

Allow for adequate amounts of single-family housing in suitable locations throughout the County.

Policies:

- R4.1 All new multiple-lot residential development should be encouraged to provide direct access onto a paved road.
- R4.2 Roads serving residential developments should safely accommodate anticipated traffic.
- R4.3 All new residential development should be encouraged to locate in identified growth areas of the County.
- R4.4 Water and sewer systems serving all new residential development shall comply with all applicable standards.



COMMERCIAL AND INDUSTRIAL DEVELOPMENT

BACKGROUND AND INTENT

In addition to agriculture, the Riley County economy has historically been dominated by the government sector, with the large employment base provided by Fort Riley, the school districts and Kansas State University. While these entities will continue to play an important role in the area's economy, the County continues to seek greater diversity in employment opportunities for area residents to include a variety of jobs, cultural amenities, and services that make a positive contribution to the Riley County community. This Chapter identifies goals, objectives, and policies regarding the location and the criteria for siting commercial and industrial uses in the unincorporated areas. Although much of this type of development will be directed to the urban areas where infrastructure is available, this chapter will provide guidance to decision-makers when rural locations are needed.



GOALS, OBJECTIVES AND POLICIES

COMMERCIAL GOAL:

TO ALLOW SUFFICIENT AREAS EFFICIENTLY DISTRIBUTED THROUGHOUT THE COUNTY AND ADEQUATE OPPORTUNITY FOR COMMERCIAL DEVELOPMENT.

Objective C1:

Encourage the development of comparative retail businesses in existing commercial areas within the cities in the County.

Policies:

- C1.1 Office development shall be encouraged to locate in the cities.
- C1.2 The commercial zoning of land for all types of businesses outside the cities will be carefully controlled to prevent the total dispersion of shopping facilities.

Objective C2:

Allow for clustered and coordinated commercial development outside of the cities.



Policies:

- C2.1 Planned commercial areas shall be provided for large lot users (i.e. lumberyards, farm implement dealers, auto dealers, discount stores, supermarkets). These uses should always be directed to the cities first. However, if suitable tracts and/or locations are not available within the cities, areas should be made available adjacent to or in close proximity to the cities.
- C2.2 Those areas containing large land uses shall be located on a principal arterial with careful access controls and sufficient buffers from any adjacent residential uses.
- C2.3 Large lot commercial uses shall be clustered to minimize their impact on surrounding uses and traffic patterns rather than allowed to form a long commercial strip.
- C2.4 Care shall be taken in permitting the development of new commercial areas to assure that they are not premature to market needs and would not create a scattering of businesses in half-developed commercial areas.
- C2.5 Promote home-based, information technology based, entrepreneurial, and other non-traditional business models to help establish a diversified economic base.

**Objective C3:**

Assure the provision of adequate vehicular access and parking at all commercial and employment centers.

Policies:

- C3.1 Require adequate off-street parking for all new commercial and office development and require buffering between parking areas and adjacent residential uses.



INDUSTRIAL GOAL:

TO ALLOW SUFFICIENT OPPORTUNITIES FOR INDUSTRIAL DEVELOPMENT AT LOCATIONS WITH SUITABLE ACCESS, ADEQUATE COMMUNITY FACILITIES, SITE-SPECIFIC RESOURCES AND WITHOUT SERIOUS ENVIRONMENTAL OR LAND USE LIMITATIONS.





Objective I1:

Industrial developments should generally be directed to the cities or the designated city growth areas in the County where public and semi-public resources are available to accommodate the development.

Policies:

- I1.1 Industrial sites should have direct access onto arterial roads or major highway.
- I1.2 Wherever possible, public water and sewer service should be provided.
- I1.3 Industrial development should be located and designed to facilitate adequate fire protection.
- I1.4 The County should collaborate with the cities to identify an inventory of available and suitable land for industrial development.

Objective I2:

Encourage retention of existing and a diversity of new industrial employment opportunities.

Policies:

- I2.1 A variety of industrial areas will be provided.
- I2.2 New industries will be sought which will employ untapped labor resources of the County.

Objective I3:

Industrial development should be located to minimize negative impact on the environment, incompatibility with adjacent land uses and the public costs of development.

Policies:

- I3.1 Encourage the provision of buffers in the form of walls, berms, landscaping, or other land uses to protect residential, agricultural, and commercial use from industrial development.
- I3.2 Industrial expansion areas or new industrial areas should be evaluated in light of existing soil, slope, bedrock, water table conditions, and flooding conditions and with respect to site-specific resources which may be required by a particular type of industrial development. Industrial development shall not be allowed in areas where substantial, long-term environmental damage will result.
- I3.3 Industrial uses should be located and screened so as to minimize their negative visual impact upon the County. Encourage the provision of buffers in the form of walls, berms, landscaping, or other land uses to protect residential, agricultural, and commercial uses from industrial development.



TRANSPORTATION

BACKGROUND AND INTENT

Mobility, efficiency and safety are important components of a transportation system. Current and future mobility needs will be addressed through appropriate land use decisions as guided by this Comprehensive Plan. The County will address and plan for an efficient transportation system with connected local and regional roads. This Chapter identifies a goal with objectives and policies that will help guide the future transportation system. Hopefully, these policies will help decision-makers make well-coordinated land use and transportation decisions.



GOAL, OBJECTIVES AND POLICIES

TRANSPORATION GOAL:

TO PROVIDE FOR AN EASY, EFFICIENT AND SAFE VEHICULAR FLOW THROUGHOUT THE COUNTY

Objective T1:

Provide a road system which allows efficient travel from one place to another.

Policies:

- T1.1 Arterial roads shall link all employment, shopping, and educational centers.
- T1.2 Rights-of-way and improved road surfaces shall be sufficiently wide and of sufficient strength to accommodate anticipated future traffic loads. Width and strength requirements should relate to the classification of the respective road.



Objective T2:

Maintain the safety on arterials and collectors while minimizing traffic congestion on these roads.

Policies:

- T2.1 Direct access onto arterials shall be carefully controlled by limiting the number of entrances and by the use of frontage roads for adjacent industrial, commercial and residential land uses.
- T2.2 Major new developments shall not be approved until their impact on the surrounding road systems is evaluated and it is confirmed that design capacities will not be exceeded.
- T2.3 Adequate off-street parking spaces should be provided for all uses to minimize traffic congestion.
- T2.4 Commercial signage along arterial roads shall be kept to a minimum to avoid undue distraction of the motorist.



PUBLIC FACILITIES AND SERVICES

BACKGROUND AND INTENT



Unquestionably, the future growth and development of rural Riley County will depend largely upon the extent of public services and facilities available to accommodate such growth. The availability of water, wastewater, fire protection and emergency management services, police protection, schools, parks and other utilities and services affects the safety and quality of life for residents and the economic stability of the County. Riley County will promote a development pattern that provides for long-term development needs, while achieving a cost-effective and efficient provision of infrastructure and public facilities. This chapter identifies a goal with objectives and policies which will provide a guide for the provision and maintenance of public facilities and services within Riley County. This chapter should be used in conjunction with the other policy chapters and particularly Chapter 12 – Development Guidance System, when making decisions.

GOAL, OBJECTIVES AND POLICIES

PUBLIC FACILITIES AND SERVICES GOAL:

TO ENSURE THE EFFICIENT PROVISION AND UTILIZATION OF PUBLIC FACILITIES AND SERVICES.

Objective PF1:

Multi-lot rural subdivisions should be directed into planned areas where basic services such as sanitary sewer, water facilities and fire protection can be efficiently, safely, and economically provided.

Policies:

- PF1.1 Direct development to locations where rural water districts can provide service.
- PF1.2 Direct development to locations where central sewer service is available or suitable on-site sewer systems are feasible.
- PF1.3 Direct development to locations near to existing fire stations.
- PF1.4 Require multi-lot rural developments to provide an on-site water source, e.g. swimming pool, pond, storage tank, etc., for fire-fighting purposes and an internal street layout accommodating to emergency responders.



Objective PF2:

Appropriately locate public facilities in the rural areas.

Policies:

PF2.1 Public facilities such as governmental offices should be located in or adjacent to the cities in the County to maximize their accessibility.

PF2.2 Public facilities, such as schools, which are primarily oriented toward serving a geographic area of the County, should be located on major roads and provide sufficient loading zones and off-street parking spaces to minimize impact of vehicular traffic on the surrounding area.

PF2.3 Consider co-locating police, fire and Emergency Medical Services facilities whenever feasible.



FUTURE LAND USE

BACKGROUND AND INTENT

Land use planning, like any type of planning, is a process. It is a process which provides the means by which a County can change its current state to a desired future state. This planning process, however, is dependent upon a clear understanding of the current characteristics of the County and clearly stated goals, objectives and policies that will help guide decision-making toward the desired end. The purpose of this chapter is to outline a foundation for projecting future land use and to visually depict the desired future state. It is important to remember it is not the intent of the Future Land Use Map to establish the proper use of each and every parcel of land in Riley County. Instead, the map is merely meant to give an overview of the County's future development. Other elements of the Plan are just as important as the Future Land Use Map. This concept is further clarified in Chapter 12 – Development Guidance System.



ANALYSIS

Based on the projected population of Riley County in 2025, and assumptions about the percentage of rural population, household size and current rural population, it is projected rural Riley County will need to accommodate an estimated 750 additional dwelling units by the year 2025. Almost all of these additional dwelling units are expected to be single-family residences. The following goal and policy statements about future growth will be used to direct where this development occurs.



FUTURE LAND USE GOAL:

TO DIRECT THE MAJORITY OF FUTURE RESIDENTIAL GROWTH IN THE UNINCORPORATED AREA OF RILEY COUNTY TO THE MANHATTAN URBAN AREA AND THE DESIGNATED GROWTH AREAS INDICATED ON THE FUTURE LAND USE MAP



In analyzing the feasibility of this goal, it was determined the residential area along Tuttle Creek Reservoir alone, when considering vacant lots and potential new 2-acre lots within ¼ mile, could accommodate twice the number of homes needed by the year 2025. The Future Land Use Map shown in Figure 11.2 graphically illustrates this goal and other future plans for the rural area of the County. The following are some of the significant features of the Future Land Use Map:

- The future land uses shown for the area within the jurisdiction of the Manhattan Urban Area Comprehensive Plan (MUACP) have been directly transferred from that plan;
- An exception to the foregoing is the potential new roads and potential long-term growth area indicated on the map. This designation involves land within the MUACP and immediately outside of that plan boundary. The intent of this designation is to indicate that growth in this area is expected, but the precise nature of that growth needs to be determined. A combination of commercial, industrial and residential is anticipated but more detailed planning is needed to determine the best approach to this development;
- The future residential needs described previously can be accommodated by the Designated Growth Area along Tuttle Creek Reservoir or the Designated Growth Areas around each of the small cities;
- The proposed future noise contours around Fort Riley are illustrated;

- Also illustrated are restricted lands, such as Konza Prairie, private conservation easements, and Kansas State University lands; and
- Although the vast majority of land on the Future Land Use Map is designated for agriculture, it is anticipated development would be permitted within these areas in accordance with the Development Guidance System outlined in the following chapter.

DEVELOPMENT GUIDANCE SYSTEM

INTRODUCTION

This Chapter describes the Development Guidance System (DGS) for Riley County. The DGS provides a uniform and consistent method of evaluating all development requests. In order to make good decisions regarding developments in the County, the Board of County Commissioners and the Riley County Planning Board members need a tool that is descriptive and definitive. The DGS combines all of the decision-making elements of the Plan into one system for consistent comparative analysis to provide a rational basis for determining the appropriateness of any given development.

ELEMENTS OF THE DGS

The DGS is composed of four distinct elements, each providing important information to the decision-making process. They are:

1. Conformance to all applicable Goals, Objectives and Policies within specific Chapters;
2. Conformance with Chapter 11, Future Land Use;
3. The score generated by the Land Evaluation/Site Assessment (LESA) system described in this Chapter; and
4. The hardship on the landowner by denial of the rezoning as outlined in this Chapter.

LAND EVALUATION/SITE ASSESSMENT (LESA)

LESA is an analytical tool to provide systematic and objective procedures to rate and rank sites for agricultural importance in order to help local officials make decisions regarding conversion to other uses. The Riley County LESA melds the Land Evaluation and Site Assessment components together and uses the following factors derived from the Kansas Supreme Court factors for a rezoning:

- FACTOR 1:** The character of the neighborhood.
- FACTOR 2:** The zoning and uses of nearby property.
- FACTOR 3:** The suitability of the property for the uses allowed under the current zoning.
- FACTOR 4:** The impact of rezoning on nearby property.
- FACTOR 5:** The impact of rezoning on public health and safety.
- FACTOR 6:** The public cost/benefits of rezoning.
- FACTOR 7:** Conformance to the Comprehensive Plan.

HARDSHIP

The hardship on the landowner must be considered in all rezoning situations. Hardship can be either financial or non-financial. Guidelines are included to assist decision-makers in evaluating this factor.

MONITORING AND UPDATES

BACKGROUND AND INTENT

The administration of the Comprehensive Plan and its component parts is the responsibility of Riley County. To ensure that the intent of the Comprehensive Plan is carried out, the County must continue to monitor progress and trends and update segments of the Plan as may be necessary from time to time. Updates should always be completed in a manner which provides opportunities for public participation in the community planning process. This Chapter provides an outline of key components that must be monitored and updated.

ACTION PLAN

OVERVIEW

A key aspect of the Comprehensive Plan is how it will be carried out after it is adopted. This chapter recommends how the County may best implement the policies outlined in this Plan. The County should conduct an annual review of the priority actions identified in this chapter and revise them as necessary.

The Action Plan identifies a number of areas where the County's development regulations will need to be reviewed and revised as necessary, in order to be consistent with the goals, objectives and policies of the Comprehensive Plan. This could include zoning regulations, subdivision regulations, roadway standards, development review procedures, educational programs and other tools. Revisions to development regulations and standards should be undertaken soon after adoption of the Comprehensive Plan, since the recommendations and policies contained in the Plan generally are advisory in nature and are most often implemented through various regulations and standards.

SUMMARY

Following is a listing of the actions recommended:

- 1. Change the Current 20-Acre Minimum Lot Size Requirement in the Agricultural Zone**
- 2. Provide an Incentive to Direct Growth to Appropriate Areas**
- 3. Require a Surrounding Agricultural Land Easement (SALE) or alternatively, an Acknowledgement and Waiver**
- 4. Promote the Re-Conversion of 20-acre Home Sites**